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Rents and housing loans: What people are paying ACT, Queanbeyan and Yass

This article contains data from the 2006 Census of Population and Housing, conducted in respect of Tuesday 8 August 2006. It describes median weekly rental payments and median monthly housing loan repayments for occupied private dwellings in:

- the Australian Capital Territory (ACT)
- the Local Government Areas (LGAs) of Queanbeyan and Yass Valley
- State Suburbs within the ACT, Queanbeyan and Yass Valley LGA.

(See the Definitions section below for a definition of what comprises a Local Government Area (LGA) and a State Suburb)

Note: State Suburbs with high levels of industrial deployment, or that were still under land development have been excluded. Furthermore, State Suburbs where there were fewer than 50 rental dwellings have been excluded from the suburb-based comparisons relating to rental payments and suburbs where there were fewer than 50 dwellings with housing loans (i.e. being purchased) have been excluded from the suburb-based comparisons relating to housing loan repayments.

Median weekly rental payments

In the 2006 Census, ACT residents had the highest median weekly rental payments of all the states and territories. At \$260 per week, this was \$70 (37%) above the median weekly rental payment for Australia as a whole. Rented dwellings accounted for 29% of all dwellings in the ACT at the time of the 2006 Census.

Across the ACT, median rents ranged from a high of \$416 per week in Forrest (60% higher than the ACT median) to a low of \$100 per week in Oaks Estate (62% lower than the ACT median). The table below lists those ACT suburbs paying the highest and lowest median weekly rents.

MEDIAN WEEKLY RENTAL PAYMENTS, by highest and lowest paying suburbs, ACT, Census 2006

Highest		Lowest	
Forrest	\$416	Oaks Estate	\$100
Barton	\$360	Symonston	\$120
Fadden	\$350	Reid	\$122

City	\$341	Lyons	\$190
Bruce	\$340	Spence	\$191
Chapman	\$340	Stirling	\$200
Garran	\$335	Scullin	\$200
Gungahlin	\$330	Waramanga	\$200
Kingston	\$325	Campbell	\$200
Isaacs	\$320	Red Hill	\$200

Median values for weekly rental payments exclude Other not classifiable and Visitor Only households

Source: 2006 Quickstats

In the Queanbeyan LGA, residents of the suburb of Jerrabomberra had the highest median weekly rental payments of all suburbs in the 2006 Census (\$270 per week). This was 46% higher than the Queanbeyan LGA median of \$185. The suburb of Queanbeyan had the lowest median rental payment of \$170 per week, which was \$15 (8%) lower than for Queanbeyan LGA as a whole.

The table below lists the median weekly rental payments for suburbs in the Queanbeyan LGA.

MEDIAN WEEKLY RENTAL PAYMENTS, Queanbeyan State Suburbs, Census 2006

Jerrabomberra	\$270
Karabar	\$180
Letchworth	\$175
Dodsworth	\$175
Queanbeyan (State Suburb)	\$170

Median values for weekly rental payments exclude Other not classifiable and Visitor Only households

Source: 2006 QuickStats

In the town of Yass the median weekly rental payment was \$150 in the 2006 Census . The same median weekly rental payment was also reported for the Yass Valley LGA. This was 42% lower than the ACT and 19% lower than Queanbeyan LGA.

Median monthly housing loan payments:

In the 2006 Census, 37% of all dwellings in the ACT were being purchased, (i.e. their purchasers had mortgage commitments). The purchasers of these dwellings were paying a median monthly housing loan repayment of \$1,500, which was \$200 (15%) higher than Australia as a whole.

Home purchasers in Forrest reported the highest median housing loan repayments of all ACT suburbs, at \$2,817 per month, which was \$1,317 (88%) higher than for the ACT.

Home purchasers in Scullin reported the lowest median housing loan repayments in the ACT, at \$1,200 per month. This was \$300 (20%) lower than for the ACT.

Table below lists those ACT suburbs paying the highest and lowest median monthly housing loan repayments.

MEDIAN MONTHLY HOUSING LOAN REPAYMENTS, by highest and lowest paying suburbs, ACT, Census 2006

	Highest		Lowest
Forrest	\$2,817	Scullin	\$1,200
Harrison	\$2,192	Charnwood	\$1,244
Yarralumla	\$2,164	Florey	\$1,250
Red Hill	\$2,159	Gilmore	\$1,300
Barton	\$2,069	Giralang	\$1,300
Deakin	\$2,022	Greenway	\$1,300
O'Malley	\$2,000	Higgins	\$1,300
Gungahlin	\$2,000	Holt	\$1,300
Campbell	\$1,900	Isabella Plains	\$1,300
Griffith	\$1,842	Kaleen	\$1,300
		Latham	\$1,300
		Macquarie	\$1,300
		Oxley	\$1,300
		Page	\$1,300
		Richardson	\$1,300
		Chisholm	\$1,300
		Belconnen	\$1,300

Median values for monthly housing loan repayments exclude Other not classifiable and Visitor Only households

Source: 2006 QuickStats

In the 2006 Census, home purchasers in Jerrabomberra had the highest median housing loan repayments per month of any suburb in the Queanbeyan LGA (\$1,800). This was \$307 (21%) more than the median for the Queanbeyan LGA as a whole (\$1,493 per month). Home purchasers in the suburbs of Dodsworth, Letchworth and Queanbeyan had the lowest median loan repayments of \$1,300 per month, which was \$193 (13%) lower than the Queanbeyan LGA median.

Table below lists the median monthly housing loan repayments for suburbs in the Queanbeyan LGA.

MEDIAN MONTHLY HOUSING LOAN REPAYMENTS, Queanbeyan State Suburbs, Census 2006

Jerrabomberra	\$1,800
Karabar	\$1,343
Letchworth	\$1,300
Dodsworth	\$1,300
Queanbeyan (State Suburb)	\$1,300

Median values for monthly housing loan repayments exclude Other not classifiable and Visitor Only households

Source: 2006 QuickStats

In the town of Yass, the median monthly housing loan repayment was \$1,408 in the 2006 Census. The median monthly housing loan repayment for the Yass Valley (LGA) was \$1,200. This was 20% lower than both the ACT and the Queanbeyan LGA.

DEFINITIONS:

Local Government Area (LGA):

The Local Government Area (LGA) is a geographical area under the responsibility of an

incorporated local government council, or an incorporated Indigenous government council. The LGAs in Australia collectively cover only a part of Australia. Their creation and delimitation is the responsibility of the respective state/territory governments, and are governed by the provisions of state/territory local government acts.

State Suburb:

A Census specific area where collection districts are aggregated to approximate suburbs.

Being purchased:

Includes home purchasers with mortgage commitments or dwellings being purchased under the rent/buy scheme

Rented:

Includes rent-free

Visitor Only Household:

A dwelling where no person(s) are usually resident

Other not classifiable household:

Includes dwellings that were occupied but no contact was made with residents, households where no person over 15 was present, or households where too little information was provided to determine a category.

Further Information

Further information on median weekly rental payments, median monthly housing loan repayments in the ACT, Queanbeyan, Yass and Australia can be found by accessing *QuickStats*, Census Data online on the ABS website *Australian Bureau of Statistics, Census Data, 2006 QuickStats*

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